

Duffin's

— Estate Agents —



****SOLD WITH A LONG TERM SITTING TENANT**** - This property is ideal for anyone looking for a ready to buy investment with a rental income of £515.00 per calendar month.

This freehold property briefly comprises of an entrance vestibule, spacious reception room, spacious dining room and kitchen. To the first floor there are three good sized bedrooms and a three piece family bathroom suite. The property is warmed via gas central heating and double glazed windows throughout. Externally the property benefits from an exceptionally spacious rear garden and a paved/lawn area to the front. There is the added benefit of on street parking to the front of the property.

The house is well positioned, with easy access into Blackburn town centre and the M65. There are numerous bus routes along with local shops and amenities again within short proximity.

Viewing is highly recommended. Call the office on 01254 691352 to arrange a viewing.

These particulars are intended to give a fair description of the property but their accuracy ca

Rockliffe Street
Asking Price: £89,950

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- ****SOLD WITH A LONG TERM SITTING TENANT****

- Rental income of £515.00 per calendar month
- Spacious open plan kitchen and dining room
- Three Bedrooms

- Exceptionally large garden
- Gardens to the front of the property
- Double Glazing
- Gas Central Heating
- Available NOW

Property Details



External



Dining Room
4.65m (15' 3") x
3.23m (10' 7")



Kitchen
3.12m (10' 3") x
1.84m (6' 0")



Master Bedroom
4.63m (15' 2") x
3.79m (12' 5")



Second Bedroom
2.85m (9' 4") x
2.82m (9' 3")



Third Bedroom
4.63m (15' 2") x
1.88m (6' 2")



Bathroom
1.70m (5' 7") x
1.83m (6' 0")



Garden





Garden



Floor Plans

Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B		85		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	67			(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC 	

Disclaimer:
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.